169.0	0010	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	660,400 /	660,400
USE VALUE:	660,400 /	660,400
ASSESSED:	660,400 /	660,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
277		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HILTZ RONALD E JR--ETAL
Owner 2:	HILTZ MARGARET ELLEN
Owner 3:	
Street 1:	277 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1430 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	271,300	600	388,500	660,400
Total Card	0.103	271,300	600	388,500	660,400
Total Parcel	0.103	271,300	600	388,500	660,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.82 | /Parcel: 461.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	112425
GIS Ref	
GIS Ref	
Insp Date	06/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 169.0-0010-0003.0

!13113!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,400	600	4,500.	388,500	660,500	660,500	Year End Roll	12/18/2019
2019	101	FV	219,300	600	4,500.	388,500	608,400	608,400	Year End Roll	1/3/2019
2018	101	FV	224,000	500	4,500.	327,500	552,000	552,000	Year End Roll	12/20/2017
2017	101	FV	224,000	500	4,500.	299,700	524,200	524,200	Year End Roll	1/3/2017
2016	101	FV	224,000	500	4,500.	255,300	479,800	479,800	Year End	1/4/2016
2015	101	FV	212,000	500	4,500.	222,000	434,500	434,500	Year End Roll	12/11/2014
2014	101	FV	212,000	500	4,500.	205,400	417,900	417,900	Year End Roll	12/16/2013
2013	101	FV	212,000	500	4,500.	195,400	407,900	407,900		12/13/2012

PRINT

Date	Time
12/11/20	03:07:18

LAST REV

Date	Time
08/08/18	10:51:36

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13113

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13717-324		6/1/1979		61,000	No	No		Y

USER DEFINED

Prior Id # 1:	112425
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2010	2088	New Wind	6,126					

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2018	Meas/Inspect	CC	Chris C
10/24/2008	Meas/Inspect	189	PATRIOT
12/13/1999	Meas/Inspect	243	PATRIOT
8/10/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	7									388,499						388,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	388,499	Spl Credit		Total:	388,500

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	368598
Depreciation:	97310
Depreciated Total:	271288

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

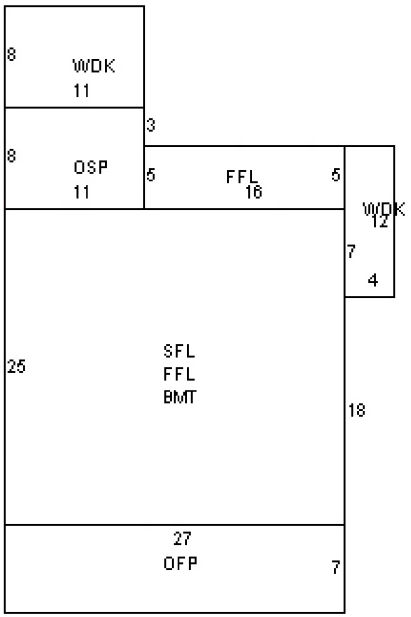
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	167.05
Special Features:	0	Val/Su Net:	107.74
Final Total:	271300	Val/Su SzAd	189.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	755	167.050	126,120
BMT	Basement	675	50.110	33,827
SFL	Second Floor	675	167.050	112,756
OFP	Open Porch	189	24.980	4,720
WDK	Deck	136	13.220	1,798
OSP	Screen Porch	88	38.380	3,378

Net Sketched Area:	2,518			Total:	282,599
Size Ad	1430	Gross Are	2518	FinArea	1430

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 169.0-0010-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	13X22	A	AV	1960	3.56	T	40.8	101			600			600

More: N	Total Yard Items:	600	Total Special Featues:		Total: 600